082.0	0002	0062.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	632,600 / 632,600
					USE VALUE:	632,600 / 632,600
					ASSESSED:	632,600 / 632,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
54		LENNON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CAPEHART RONNETTE L		
Owner 2:			
Owner 3:			
Street 1:	54 LENNON RD		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	02474	Type:	

PREVIOUS OWNER

Owner 1:	HARRINGTON LEO W--ETAL -
Owner 2:	LONGLEWAY ANN M/TRUSTEES -
Street 1:	54 LENNON RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 3,849 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1964, having primarily Wood Shingle Exterior and 1739 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3849.000	257,800		374,800	632,600
Total Card	0.088	257,800		374,800	632,600
Total Parcel	0.088	257,800		374,800	632,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 363.69 | /Parcel: 363.6

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	51286
GIS Ref	
GIS Ref	
Insp Date	08/07/18

!6686!

PREVIOUS ASSESSMENT

Parcel ID: 082.0-0002-0062.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	257,800	0	3,849.	374,800	632,600	632,600	Year End Roll	12/18/2019
2019	101	FV	203,000	0	3,849.	369,500	572,500	572,500	Year End Roll	1/3/2019
2018	101	FV	202,600	0	3,849.	283,800	486,400	486,400	Year End Roll	12/20/2017
2017	101	FV	202,600	0	3,849.	267,700	470,300	470,300	Year End Roll	1/3/2017
2016	101	FV	202,600	0	3,849.	246,300	448,900	448,900	Year End	1/4/2016
2015	101	FV	202,500	0	3,849.	230,300	432,800	432,800	Year End Roll	12/11/2014
2014	101	FV	202,500	0	3,849.	212,000	414,500	414,500	Year End Roll	12/16/2013
2013	101	FV	202,500	0	3,849.	212,000	414,500	414,500		12/13/2012

PRINT

Date	Time
12/10/20	21:24:57

LAST REV

Date	Time
08/30/18	17:10:20
apro	
6686	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HARRINGTON LEO	56762-193		4/21/2011		385,000	No	No		
	21110-235		4/1/1991		99	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/6/2014	1500	Re-Roof	3,990					Re-shingle roof.

ACTIVITY INFORMATION

Date	Result	By	Name
8/7/2018	MEAS&NOTICE	BS	Barbara S
6/26/2012	Measured	BR	B Rossignol
12/5/2008	Meas/Inspect	345	PATRIOT
1/14/2000	Mailer Sent		
1/14/2000	Measured	277	PATRIOT
12/1/1988		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	51286
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3849		Sq. Ft.	Site		0	70.	1.39	6									374,828						374,800	

Total AC/HA:	0.08836	Total SF/SM:	3849	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	374,828	Spl Credit		Total:	374,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1964	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:	8 - Plyw Panel	20	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	15	%
Bsmnt Flr:	5 - Lino/Vinyl		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.34582496
Const Adj.:	0.98042339
Adj $ / SQ:	164.935
Other Features:	82500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	373600
Depreciation:	115816
Depreciated Total:	257784

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3			Baths: 2				HB		

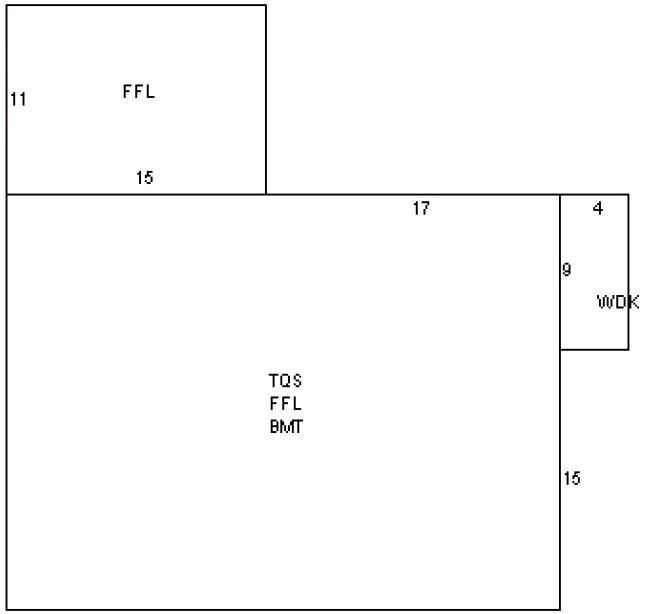
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	164.93
Special Features:	0	Val/Su Net:	111.46
Final Total:	257800	Val/Su SzAd	170.84

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	933	164.930	153,884
BMT	Basement	768	54.230	41,649
TQS	3/4 Story	576	164.930	95,002
WDK	Deck	36	15.690	565

Net Sketched Area:	2,313		Total:		291,100
Size Ad	1509	Gross Are	2505	FinArea	1739

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 082.0-0002-0062.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X6	A	AV	1964	0.00	T	40	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	